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MUNICIPAL HOUSING STATEMENT

TOWN OF ALLISTON

NOVEMBER, 1983

REVISED MAY, 1984

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728.1308
060.11

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SUMMARY

By resolution dated August 3, 1982, the Corporation of the Town of Alliston requested that the Ministry of Municipal Affairs and Housing prepare a Municipal Housing Statement on its behalf. As part of this study, an Assisted Housing Survey was conducted to review the housing needs of senior citizens and families in the area.

The Town of Alliston is located 90 km north of Toronto and 18 km west of Highway 400 at the junction of Adjala, Essa, Tecumseth and Tosorontio Townships in the County of Simcoe.

The economy of the Town is very dependent upon manufacturing industries with the Baxter-Travenol plant being the largest employer in Town. Wholesale and retail trade, and business and personal services along with manufacturing, each represent roughly a quarter of the Town's employment. It is estimated that only about 5% of the work force commutes to centres outside of Alliston for employment.

Population growth over the last few years has averaged 2.0% per year. The 1981 Census population was 4712 with 1700 households. It is projected that by 1988 the population will be 5237 with 2061 households.

Two-thirds of the housing in Alliston is owner-occupied and the majority (58.4%) is single-detached. However, rental units increased by 5% between 1976 and 1981 to represent one third of the housing stock. Approximately 35% of the existing housing stock was built prior to 1951. The estimated value of a new single-detached home ranges from $60,000 to $65,000.

The average family income for 1983 is approximately $31,400, which is below the Provincial average of $35,750. However, an affordability analysis indicates that new and older homes are within the financial means of the average family at current interest rates (13%).

Based on the Assisted Housing Survey, it has been determined that there is a need and demand for 16 to 20 rent-geared-to-income and 31 to 37 market rent units for senior citizens, and 6 to 8 rent-geared-to-income and 14 to 16 market rent units for families, to November 1984.

MUNICIPAL HOUSING STATEMENT

TOWN OF ALLISTON

A. INTRODUCTION

A.1 Objective

The purpose of the Municipal Housing Statement is to compile background information which will assist the Town Council in determining future housing policy directions needed to meet the housing needs of the community.

The statement examines a full range of statistics relating to population, economic base, existing housing stock, land availability and assisted housing needs. The findings are then projected over a five-year period.

It should be recognized that the projections contained in the Municipal Housing Statement serve only as a statistical guideline and are unable to account for such unpredictable variables as economic fluctuations, and changes in personal tastes and attitudes.

A.2 Background

By formal resolution dated August 3, 1982, the Council of the Town of Alliston requested that the Ministry of Municipal Affairs and Housing prepare a Municipal Housing Statement on its behalf. An Assisted Housing Survey was undertaken as part of the statement to review the housing needs of both senior citizens and families in the Town.

Alliston has an Official Plan which was approved in October 1971. The Town also has a Restricted Area Zoning By-law which received Ontario Municipal Board approval in March 1978.

A.3 Location

The Town of Alliston is located on Highway 89, 18 kilometers west of Highway 400 and 90 kilometers north of Toronto at the junction of Adjala, Essa, Tecumseth and Tosorontio Townships in the County of Simcoe.

A.4 Facilities and Services

The Town of Alliston is well serviced by a broad range of community and social services and institutions.

Located within the Town are a public school, a separate school and a high school. Also servicing the Town and located in the neighbouring Township of Adjala is a Christian School.

Eleven churches are located in Alliston representing most religious affiliations. Four major banks, a trust company and a credit union provide financial services to Alliston residents.

Residents of the Town are well provided with health services including an 85-bed hospital, ten doctors' and five dentists' practices, and three pharmacies.

Services for senior citizens are provided by a number of nursing and old age homes located in Simcoe County around Alliston and by the Alliston and District Golden Age Club, the Simcoe County Branch of the V.O.N. and the Alliston Meals on Wheels program.

Other community facilities available to Alliston residents include the Alliston Community Centre Hall and the outdoor swimming pool.

B. POPULATION

B.1 Municipal Population

Between 1976 and 1982 the population of the Town of Alliston increased from 4111 to 4613 persons, or 12.2 percent. This figure does not reflect a steady annual rate of increase. In 1978 the population peaked at 4675 persons, an increase of 9.7 percent over the previous year. The following year, 1979, the population declined by 57 persons or 1.2 percent to 4618. These population fluctuations are shown in Table 1.

TABLE 1

ASSESSED POPULATION BY AGE GROUP
TOWN OF ALLISTON 1976-1982

Year	0 - 19		20 - 59		60+		Total
	#	%	#	%	#	%	
1976	1463	35.6	1963	47.7	685	16.7	4111
1977	1506	35.3	2037	47.8	718	16.9	4261
1978	1597	34.1	2336	50.0	742	15.9	4675
1979	1547	33.5	2295	49.7	776	16.8	4618
1980	1510	32.7	2332	50.6	772	16.7	4614
1981*	-	-	-	-	-	-	-
1982	1434	31.1	2371	51.4	808	17.5	4613
1976-1982 % Change	-1.98%		+20.78%		+17.96%		+12.21%

* Note: Figures for 1981 not used since based on a partial survey.

Source: Municipal Assessment Data, 1976-1982.

Census statistics demonstrate a larger population as well as a more rapid growth rate than do municipal assessment data. As shown in Table 2, Census population was 4712 in 1981, which represents an increase of 557 or 13.4% since 1976.

TABLE 2

CENSUS POPULATION
TOWN OF ALLISTON 1971-1981

Year	Population
1971	3176
1976	4155
1981	4712

Source: Statistics Canada, 1971, 1976, 1981 Census

B.2 Population by Age Group

During the period 1976 to 1982, the 0-19 age group experienced a decline of 29 persons or 1.98 percent. This segment also declined as a percentage of the total population from 35.6 percent in 1976 to 31.1 percent in 1982. The growth rate varied from an increase of +6.0 percent between 1977 and 1978 to a decline of -3.1 percent between 1978 and 1979.

The 20-59 year age group increased from 1976 to 1982 in both absolute and percentage terms. In 1976 there were 1963 people (47.7%) in this age group compared to 2371 people (51.4%) in 1982. The average growth rate was +3.5 percent which included a high of +14.7 percent between 1977 and 1978, and a low of -1.8 percent between 1978 and 1979.

The population 60 years of age and over also increased substantially in both absolute and percentage terms. Between 1976 and 1982 Alliston experienced an increase of 123 persons or almost 18 percent within this segment of the population. This trend is typical of trends throughout the Province and country.

Changes in age structure in the Town could impact on the type of housing demanded. Housing more suitable to smaller families and older residents will probably be demanded most and therefore should be supported.

B.3 Population Projections

Table 3 projects the population of Alliston to 1988, by age group, based on the Municipal Assessment data in Table 1. The projections reflect an average annual growth rate of 1.67 percent. At this rate of increase, the population of Alliston can be expected to reach 5237 persons by 1988.

TABLE 3

PROJECTED POPULATION BY AGE GROUP
TOWN OF ALLISTON 1983-1988

Year	0-19		20-59		60+		Total
	#	%	#	%	#	%	
1983	1478	30.6	2518	52.1	836	17.3	4832
1984	1471	30.0	2586	52.6	856	17.4	4913
1985	1464	29.3	2654	53.1	876	17.6	4994
1986	1457	28.7	2722	53.6	896	17.7	5075
1987	1450	28.1	2790	54.1	916	17.8	5156
1988	1443	27.5	2858	54.6	936	17.9	5237

Source: Ministry of Municipal Affairs and Housing, Linear Regression

It is estimated that the age group 0-19 will increase slightly in 1983 to 1478 persons and then decline slowly to 1443 persons by 1988. The segment of the population 20-59 years of age is

projected to continue to grow in both real numbers and proportion of the total population, with 2858 persons making up 54.6 percent of the total population by 1988. The 60+ sector is also expected to increase, although the growth rate will be much slower than that experienced by the 20-59 age group. By 1988, 936 persons over 60 will represent 17.9 percent of the total population.

For comparative purposes, population projections have also been prepared based on Census figures. Table 4 indicates that overall growth in population may be much more rapid than projections based on Municipal Assessment data.

TABLE 4

POPULATION PROJECTIONS BASED ON CENSUS STATISTICS, 1983-1988

Year	Population
1983	5090
1984	5243
1985	5397
1986	5550
1987	5704
1988	5858

Source: Ministry of Municipal Affairs and Housing, Linear Regression

The preceding projections are based on trends established during the last seven to twelve years. For these projections to be considered indicative of future population levels, it must be assumed that the established trends will continue during the next five years.

B.4 Household Formation

Census statistics indicate that the average household size in the Town of Alliston is declining. The average number of persons per household declined from 3.1 in 1971 to 2.9 by 1976. By 1981, it had declined further, but at a slower rate, to 2.8 persons per household. Table 5 demonstrates household type and size from 1971 to 1981.

TABLE 5

PRIVATE HOUSEHOLDS BY TYPE AND NUMBER
TOWN OF ALLISTON 1971-1981

Year	Family #	Family %	Non-Family #	Non-Family %	Total	Average per Household
1971	795	77.2	235	22.8	1025	3.1
1976	1100	76.7	335	23.3	1435	2.9
1981	1310	77.1	390	22.9	1700	2.8

Note: Totals may not add due to random rounding

Source: Statistics Canada, 1971, 1976 and 1981 Census.

B.5 Household Projections

Assuming that the trend of decreased household size continues, and the family/non-family percentages remain relatively unchanged, it is possible to project the number of households that will be created by 1988, as demonstrated in Table 6.

TABLE 6

PROJECTED PRIVATE HOUSEHOLDS BY TYPE AND NUMBER
TOWN OF ALLISTON, 1983-1988

Year	Family #	Family %	Non-Family #	Non-Family %	Total	Average per Household
1983	1376	76.93	413	23.07	1789	2.70
1984	1416	76.92	425	23.08	1841	2.67
1985	1457	76.91	437	23.09	1894	2.64
1986	1498	76.90	450	23.10	1948	2.61
1987	1541	76.89	463	23.11	2004	2.57
1988	1584	76.88	477	23.12	2061	2.54

The decrease in average household size and the increased number of households can be explained by several trends. First of all, the tendency among families to delay child bearing and to have fewer children than was common in the past contributes greatly to the decrease in household size. Secondly, the trend of older children to leave home while still unmarried in order to live independently affects both the size and number of households in a community. Finally, the growth in the senior citizen population which is mainly comprised of one and two person households also affects both the size and number of households. In Alliston, these three trends will result in an average of 2.54 persons living in 2061 households by 1988. This represents an increase of approximately 54 households per year.

C. ECONOMIC BASE

C.1 Employment

The Town of Alliston has a well developed economic base. Based on 1981 Census data, Wholesale and Retail Trade (25.0%), Business and Personal Services (24.4%) and Manufacturing (24.1%) each represent roughly a quarter of the employment in Alliston. These figures indicate a substantial increase from the 1971 Census data for Trade (15.4%) and Manufacturing (16.8%). Table 7 summarizes the 1971 and 1981 Census statistics for employment by industry.

TABLE 7

LABOUR FORCE BY INDUSTRY
TOWN OF ALLISTON - 1971, 1981

Industry Type	1971		1981	
	No.	%	No.	%
Primary Industry (agriculture, mining)	75	5.3	95	4.1
Manufacturing	240	16.8	565	24.1
Construction	105	7.4	75	3.2
Transportation (communications)	95	6.7	185	7.9
Trade (Wholesale & Retail)	220	15.4	585	25.0
Finance, Insurance, Real Estate	35	2.5	70	3.0
Business & Personal Services	375	26.3	570	24.4
Public Administration & Defence	165	11.6	195	8.3
Other	115	8.0	-	-
TOTAL	1425	100.0	2340	100.0

Source: Statistics Canada

The 1981 Municipal Profile indicated there were 16 manufacturing plants located in Alliston. This information has been updated based on an employment survey undertaken in June, 1983, and is presented in Table 8.

TABLE 8

EXISTING MANUFCATURING PLANTS
TOWN OF ALLISTON

Name of Company	Employees			Products
	Male	Female	Total	
Alliston Creamery	8	3	11	Dairy Products
Alliston Engineering	6	0	6	Tubing and Parts
Alliston Press Ltd.	7	8	15	Printing
Alliston Monument	2	0	2	Tombstones
Baxter Travenol	N/A	N/A	470	Pharmaceuticals
Borden Products	15	1	16	Plastic Packaging
Carlton Bakery	2	4	6	Baked Goods
Creemore Holdings	5	0	5	Nursery Stock
Diamond Wood Products	N/A	N/A	20	Caskets
Genstar Limited	3	0	3	Fertilizer
Gibson's Feed Mill	3	0	3	Feed and Grain
Kellogg-Salada Ltd.	N/A	N/A	82	Potato Products
Oetiker Ltd.	N/A	N/A	70	Hose Clamps
Peter Thompson & Sons	N/A	N/A	25	Wood Products
United Co-operatives	11	2	13	Seeds, Feeds, Hardware, Fertilizer, Petroleum
Westinghouse Canada	N/A	N/A	42	Watt Metres

Source: Municipal Profile 1981
Ministry of Municipal Affairs and Housing
Employer Survey, June 1983.

As can be seen from Table 8, the largest employer in Alliston is Baxter Travenol with approximately 470 employees. There are a number of smaller manufacturing firms employing from 10 to 80 people. According to statistics from Employment and Immigration Canada, the employment situation in Alliston is quite stable, but is affected by the seasonal aspect of farming and construction related industries.

Table 9 presents the labour force activity by sex, based on information from the 1976 and 1981 Census.

TABLE 9

LABOUR FORCE ACTIVITY BY SEX - 1976, 1981
TOWN OF ALLISTON

	1976			1981		
	Male	Female	Total	Male	Female	Total
Population 15 Years of age and over	1500	1600	3100	1710	1870	3585
In Labour Force	1220	705	1925	1345	1010	2360
Employed	1140	650	1790	1305	935	2240
Unemployed	80	60	135	45	75	120
Not in Labour Force	285	890	1175	360	860	1225
Participation Rate	81.3%	44.1%	62.1%	78.7%	54.0%	65.8%
Unemployment Rate	6.6%	8.5%	7.0%	3.3%	7.4%	5.1%

Note: Totals may not add due to random rounding.

Source: Statistics Canada - 1976, 1981 Census

The participation rate is the proportion of the total population aged 15 years and over which is active in the labour market. This includes both employed and unemployed persons. In both Census years, the participation rate for men was much higher than that for women. However, whereas the rate for men declined by 2.6% over the period, the rate for women increased by 9.9%.

The unemployment rate is expressed as a proportion of the participation rate. In both years the unemployment rate for women was higher than for men. Both rates declined over the five year period, however, the decrease was greater for men (3.3%) than for women (1.1%).

It is estimated that only about five percent of the work force commutes to centres other than Alliston for employment. Most of those are employed at C.F.B. Borden, in Barrie, or in the Toronto area.

C.2 Income

The most recent average family income statistics for the Town of Alliston are for 1980 from the 1981 Census. In 1980, the average family income in Alliston was $24,592. This was approximately 14 percent below the Provincial average family income of $28,002 for the same year.

In estimating current year incomes for specific municipalities, it can generally be assumed that the incomes of families within the specific municipalities have kept pace with increases elsewhere in the Province. Based on this assumption, the average family income for the Town of Alliston in 1983 is estimated to be $31,400. This figure is below the provincial estimate of $35,750.

TABLE 10

AVERAGE FAMILY INCOME PROJECTED FROM 1980 TO 1983
TOWN OF ALLISTON

Average Ontario Family Income (1983) (estimated)	$35,750	= 1.277
Average Ontario Family Income (1980)	$28,002	
Average Alliston Family Income (1980)	$24,592	
Average Alliston Family Income (1983) (estimated)	$24,592 x 1.277 = $31,400	

Sources: Statistics Canada, 1981 Census
Ministry of Municipal Affairs and Housing Estimate.

Table 11 provides information on the distribution of private household income from the 1981 Census. These figures include both family and non-family (single person) households.

TABLE 11

DISTRIBUTION OF PRIVATE HOUSEHOLD INCOME - 1980
TOWN OF ALLISTON

$	No.	%
less than 5,000	110	6.5
5,000 - 9,999	295	17.4
10,000 - 14,999	235	13.8
15,000 - 19,999	220	12.9
20,000 - 24,999	265	15.6
25,000 - 29,999	195	11.5
30,000 - 39,999	250	14.7
40,000 plus	130	7.6
	1695	100.0

Source: Statistics Canada, 1981 Census

Note: Totals may not add due to random rounding.

Based on this income distribution, it is apparent that some households may be experiencing financial hardship.

D. LAND ACTIVITY

D.1 Planning Policies

On April 14, 1957, the Town of Alliston established the Alliston Planning Area which includes the area within the municipal boundaries of the Town. The Official Plan of the Alliston Planning Area was approved by the Minister on October 25, 1971.

The Town also has a Restricted Area Zoning By-law which received Ontario Municipal Board approval in March 1978.

D.2 Development

Recently there has been some subdivision activity in Alliston. Four residential subdivision applications are on file with the Ministry of Municipal Affairs and Housing. Of the four applications, the largest received final approval in 1979, resulting in the creation of 107 new lots. This subdivision will consist of 82 semi-detached and 25 single units. Two other applications received final approval in 1980, and will result in 45 singles. The fourth application received draft approval in 1979 and will result in 70 new lots. In addition to these applications on file, a 40-unit apartment building is under development in Alliston.

If all of these applications are approved and proceed, the resulting 262 units will almost be sufficient to meet the need generated by the estimated 54 new households each year to 1988.

D.3 Water and Sewage Services

The Ministry of the Environment reports that the total capacity of the municipal water system is approximately 7315 m^3/day. The current average daily usage is approximately 2480 m^3 with a maximum usage of approximately 4960 m^3/day. Although some distribution system problems are reported, improvements are being made. It is estimated that it would be possible to expand the system to service a population of up to 15,000 people.

The sewage treatment system is the activated sludge type and has a total capacity of .77 MGD. The current usage is approximately .61 MGD, suggesting that expansion is possible. Periodic sludge balking is reported due to industrial discharges into the sewer system.

E. HOUSING

E.1 Housing Stock and Condition

Based on Statistics Canada and Municipal records, it is estimated that there are currently 1717 housing units in Alliston. Of this number, approximately 35% were built prior to 1951. Since these units are over thirty years old, it can be reasonably assumed that a number may be in need of some form of rehabilitation. A further 41% of the housing in Alliston has been constructed since 1971. In the ten years between 1971 and 1981, 685 new units were added to the housing stock. In the past two years, only 22 additional units have been built.

TABLE 12

NUMBER OF DWELLING UNITS BY PERIOD OF CONSTRUCTION AND BY TYPE TOWN OF ALLISTON

Period of Construction	Single Detached	Single Attached	Apts & Duplexes	Mobile	Total No.	Total %
Before 1951	320	40	245	-	605	35.2
1951 - 1960	175	5	20	-	200	11.7
1961 - 1970	165	20	20	-	205	11.9
1971 - 1981*	330	180	175	-	685	39.9
1981 - 1983**	8	8	6	-	22	1.3
TOTAL	998	253	466	-	1717	100.0

* To May 31, 1981

** From June 1, 1981 to June 30, 1983

Source: Statistics Canada - 1971, 1981 Census and Municipal Records

E.2 Dwelling Units by Type and Tenure

In 1976, 58.4 % of the housing stock in Alliston was comprised of single-detached homes. This was slightly higher than the Provincial average of 56.7% for the same year. By 1981, the Town's proportion of single-detached homes had not changed while the Province's had increased slightly to 57.0%.

Single attached units represented 19.2% of Alliston's housing in 1976 compared to 11.3% Provincially. This gap had narrowed by 1981 when 14.5% of Alliston's and 12.9% of Ontario's housing stock was made up of single attached units.

In 1976 the proportion of apartment units in Alliston at 22.4% was substantially below the Ontario average of 31.1%. By 1981, however, apartment units in Alliston had increased by 4.7% to 27.1%, while the Provincial average had decreased 1.8% to 29.3%.

The increase in the number of dwelling units between 1981 and 1983 was so small as to have a minimal effect on the percentages of each housing type found in the Town.

TABLE 13

DWELLING UNITS BY TYPE AND TENURE - 1976, 1981
TOWN OF ALLISTON

TYPE	1976			1981		
	Alliston		Ontario	Alliston		Ontario
	#	%	%	#	%	%
Single Detached	835	58.4	56.7	990	58.4	57.0
Single Attached	275	19.2	11.3	245	14.5	12.9
Apt. & Duplexes	320	22.4	31.1	460	27.1	29.3
Mobile Homes	-	-	.9	-	-	.8
TOTAL	1430	100.0	100.0	1695	100.0	100.0
TENURE						
Own	1030	71.7	63.6	1130	66.7	63.3
Rent	405	28.3	36.4	565	33.3	36.7
TOTAL	1435	100.0	100.0	1695	100.0	100.0

Note: Totals may not add due to random rounding.

Source: Statistics Canada, 1976 and 1981 Census.

As shown in Table 13, the increase in the proportion of apartments and duplexes in the Town has brought about a corresponding increase in the proportion of rental accommodation. In 1976, 28.3% of the housing units in Alliston were rented as compared with 33.3% by 1981. This led, of course, to a drop in the ownership rate from 71.7% to 66.7% during the same period.

According to area realtors, the demand for rental accommodation is considerably greater than the supply, with the vacancy rate being very nearly zero. All of the realtors contacted suggested there was a need for more rental units.

E.3 Housing Market and Affordability

The market value of a new single-detached home in Alliston is estimated to be between $60,000 and $65,000. An older home in good condition would have a market value between $45,000 and $57,000.

Based on an average family income of $31,400 in the Town of Alliston, Table 14 displays the cost of a house which would be affordable to the average Alliston family at various interest rates. In making these calculations, it is assumed that shelter costs should not exceed 30% of gross income. A 10% down payment is provided, and average yearly taxes amount to approximately $1,000 for new homes and $600 for older homes.

TABLE 14

AFFORDABILITY ANALYSIS

Interest Rate (%)	House Price	
	New	Older
10%	$87,160	$91,300
11%	$80,998	$84,845
12%	$75,553	$79,142
13%	$70,720	$74,080
14%	$66,415	$69,570
15%	$62,563	$65,535
16%	$59,105	$61,912
17%	$55,987	$58,647
18%	$53,167	$55,693
19%	$50,607	$53,011
20%	$48,276	$50,569

The table shows that at interest rates up to 15%, a new home would be affordable to the average Alliston family. Older, resale homes would be affordable at interest rates as high as 20%. Therefore, at current interest rates of 13%, both new and resale homes are within the financial means of the average Alliston family.

However, some families with incomes substantially below the average may be experiencing difficulty purchasing a home in Alliston.

E.4 Rental Market and Affordability

In 1981, rental accommodation comprised one third of the housing stock. The majority of rental accommodation is in apartment type units.

An average rent for a 3-bedroom unit would range from $425-$450 per month. Utilizing the assumption that not more than 25% of family income should be spent on rent, the average family in Alliston could afford a monthly rent of $654. Therefore, there does not appear to be an affordability problem for rental accommodation in Alliston.

It should be noted, however, that based on the 1981 Census data, the average income for one-person households was $9,691, or 39% that of families. With average rents in the $350-$370 range for a 1-bedroom apartment, many single persons, particularly the elderly, may experience an affordability problem.

E.5 Rehabilitation

Generally, the housing stock in Alliston appears to be in good condition. However, as has already been stated, approximately 35% of the existing housing is over thirty years old and may be in need of rehabilitation. The Town has participated in the Ontario Home Renewal Program since 1978. The program is designed to assist low income homeowners upgrade their homes. To date the municipality has received $40,000 from the Ministry of Municipal Affairs and Housing, of which only $7,500 has been distributed to Alliston residents for the renovation of one unit.

E.6 Housing Targets

Based on population projections and projected average household size, it is expected that an additional 272 households will be formed by 1988. Household formation will result from both a gradual increase in population, as well as a separation of existing households.

Projecting on the basis of maintaining the present mix of housing type and tenure, Table 15 illustrates the housing targets to 1988.

TABLE 15

HOUSING TARGETS BY TYPE AND TENURE, 1983-1988
TOWN OF ALLISTON

	1983	1984	1985	1986	1987	1988
# of Households	1789	1841	1894	1948	2004	2061
# of Dwelling Units						
Single (58.4%)	1045	1075	1106	1138	1170	1204
Semi (14.5%)	259	267	275	282	291	299
Apt. (27.1%)	485	499	513	528	543	558
Other (0.0%)	Ø	Ø	Ø	Ø	Ø	Ø
Total	1789	1841	1894	1948	2004	2061
Own (66.7%)	1193	1228	1263	1299	1337	1375
Rent (33.3%)	596	613	631	649	667	686

Source: Ministry of Municipal Affairs and Housing Projection

It should be noted that this projection represents a maximum target based on the assumption that population increases, household size decreases and new household formation results in a demand for additional dwelling units. As the trend towards smaller households continues and the senior citizen population increases, the demand will increasingly be for smaller dwelling units.

Based on expected household growth, approximately 54 housing units should be developed per year in order to meet the demand.

F. ASSISTED HOUSING SURVEY

F.1 Background

The Ministry of Municipal Affairs and Housing conducted an Assisted Housing Survey in the Town of Alliston. The purpose of the survey was to assess the need and demand for senior citizen and family housing at both rent-geared-to-income and low end of market rent levels. Based on the findings of this survey, the Town will consider the possible alternatives of providing the needed housing through one of the available assisted housing programs.

F.2 Methodology

a) Questionnaire Survey

To assess the need for assisted housing, questionnaire forms were provided to the Clerk of the Town for mailing to all senior citizen households (households with at least one person 58 years of age or over) and to all tenant families.

While there are separate questionnaires for seniors and families, the information asked is similar: present shelter costs, quality of accommodation, health, income, number of children (for families), interest in assisted housing and other related factors. Separate covering letters accompanied the senior and family questionnaires giving an estimate of market rents for one and two-bedroom senior

citizen units ($350 to $370 and $380 to $400 respectively) and for two, three and four-bedroom family units ($400 to $420, $425 to $440 and $450 to $475 respectively). Questionnaires were returned and analyzed to determine the need and demand for both rent-geared-to-income and market rental accommodation.

The questionnaire mailout took place on June 10, 1983, and was supported by advertisements placed in the Alliston Herald. On June 20, 1983, an open house was held to discuss the survey with local senior citizens and tenant families. All respondents were asked to return the questionnaire by July 22, 1983.

When analyzing the returned questionnaires, it is assumed that the proportion of need reflected by the questionnaires returned, expressed as a percentage of the current population, will remain the same when projected over the future population. The basic analysis can be presented in the following formula:

PERCENT OF CURRENT POPULATION NEED X PROJECTED POPULATION = NEED

b) Waiting List Analysis

A waiting list analysis was also completed to determine the number of applicants that have applied to the South Simcoe and Barrie Housing Authority for accommodation in the Town of Alliston. This portion of the analysis determines the additional demand for rent-geared-to-income units only. The names of the applicants identified by this analysis were cross-referenced with the questionnaire returns to avoid duplication within the targets identified.

Past experience has shown that the waiting list data is an accurate basis for determining unmet need for subsidized housing units. The present need is assessed on the basis of current applications. In addition, historical detail on such factors as flow of new applications, cancellations and unit turnovers is used to project the need over the next twelve month period. The basic analysis can be presented by the following formula:

PRESENT NEED + PROJECTED NEED - UNIT TURNOVER = NEED

Combining the results of the questionnaire survey plus the results of the waiting list analysis, this report identified both the number of persons reflecting sufficient need to warrant the provision of subsidized housing and the number interested in obtaining market rent accommodation in the next twelve months.

F.3 Estimated Subsidy Costs

Tables 16 and 17 illustrate the estimated operating costs of a new senior citizen and family non-profit project constructed in 1984. The rent-geared-to-income rent revenue is estimated based on average revenues in existing O.H.C. projects. Market rent estimates are based on an appraisal of private market rents in the Town of Alliston. Revenue from rent-geared-to-income units will fluctuate based on tenant mix, and, market rent levels will be adjusted with changes in the private market.

Under the Municipal Non-Profit Housing Program, the shortfall between operating costs and rent revenue is apportioned as a subsidy between the Federal and Provincial Governments. The Federal Government first provides a subsidy which effectively reduces the mortgage interest rate from current levels to 2 per cent. The Provincial Government then provides additional subsidies as required up to an amount equal to the Federal subsidy. Additional subsidy requirements are met by the Provincial and Federal Governments on a 50:50 basis. Development under other socially assisted housing may have differing cost-sharing formulas.

TABLE 16

PROJECTED SUBSIDY FOR SENIOR CITIZEN UNITS BUILT IN 1984

LOW END OF MARKET RENT UNITS:	
Total Monthly Operating Cost*	$767.00
Estimated Low End of Market Rent**	375.00
Monthly Subsidy Requirement	$392.00
RENT-GEARED-TO-INCOME UNITS:	
Total Monthly Operating Cost*	$767.00
Estimated Rent Revenue***	141.70
Monthly Subsidy Requirement	$625.30

Sources:

* Ministry of Municipal Affairs and Housing, Appraisal Branch. Operating costs are based on estimated new construction costs at 14% interest rate.

** Low End of Market Rent for 1 and 2 bedroom units. Average market rent estimated for 1 and 2 bedroom units for the Town of Alliston, Ministry of Municipal Affairs and Housing, Appraisal Branch.

*** 1983 Budgets - Assisted Rental Housing Projects, Housing Operations Branch, Central Ontario Branch.

TABLE 17

PROJECTED SUBSIDY FOR FAMILY UNITS BUILT IN 1984

LOW END OF MARKET RENT UNITS:	
Total Monthly Operating Cost*	$1,098.00
Estimated Low End of Market Rent**	420.00
Monthly Subsidy Requirement	$ 678.00
RENT-GEARED-TO-INCOME UNITS:	
Total Monthly Operating Cost*	$1,098.00
Estimated Rent Revenue***	181.25
Monthly Subsidy Requirement	$ 916.75

Sources:

* Ministry of Municipal Affairs and Housing, Appraisal Branch. Operating costs are based on estimated new construction costs at 14% interest rate.

** Low End of Market Rent for 2 and 3 bedroom units. Average market rent estimated for 2 and 3 bedroom units for the Town of Alliston, Ministry of Municipal Affairs and Housing, Appraisal Branch.

*** 1983 Budgets - Assisted Rental Housing Projects, Housing Operations Branch, Central Ontario Branch.

F.4 Senior Citizen Analysis

a) Area OHC Senior Citizen Housing

There are 46 Ontario Housing Corporation units for senior citizens in Alliston. An additional 426 senior citizen units are available within a 30 kilometer radius of Alliston, as outlined in Table 18.

TABLE 18

AREA OHC SENIOR CITIZEN HOUSING

MUNICIPALITY	DISTANCE KMS.	NO. OF UNITS	STATUS	WAITING LIST AS OF JULY 31/82
Alliston	-	46	Mgmt	27
Beeton	10	24	Mgmt	0
Bradford	25	51	Mgmt	7
Innisfil	28	40	Mgmt	4
Shelburne	28	90	Mgmt	7
Barrie	30	204 17	Mgmt Rent Supp.	93

Source: Housing Programs Division, Ministry of Municipal Affairs and Housing

b) Area Non-Profit Senior Citizen Housing

There are no non-profit housing units available in the Town of Alliston. Within a 30 kilometer radius of the Town, the only existing non-profit project is located in Barrie, where there are 7 units available to senior citizens. A further 150 units in Barrie and 44 units in Angus are currently under development by the Collier United Church and the Angus Legion, respectively.

c) Questionnaire Survey Analysis

Approximately 650 questionnaires were mailed out to senior citizen households. Of this number, 232 were returned for a response rate of 35.7%. Table 19 summarizes the degree of interest in non-profit housing by type of unit and timing.

TABLE 19

LEVEL OF INTEREST BY UNIT PREFERENCE
SENIOR CITIZENS

Degree of Interest	RGI	Market	Total No.	Total %
Total No. of Respondents			232	100.0
Less				
Not Interested			82	35.3
Insufficient Information/ Ineligible			17	7.3
Future Interest	10	50	60	25.9
Interest in 3-5 Years	0	8	8	3.5
Interest Immediately or within 2 years	15	50	65	28.0

Since the development of a new housing project normally takes between 18 and 24 months, only those respondents who indicated an interest within 2 years are included in the analysis to determine the extent of need for housing in the area. The need of individual respondents for rent-geared-to-income housing is evaluated using the Ministry's own point rating system.

Six of the 17 questionnaires considered ineligible/insufficient information were from respondents who currently have an application on file with the South Simcoe and Barrie Housing Authority. These respondents have been eliminated from the questionnaire analysis since they are taken into account in the waiting list analysis. This avoids duplication of names and an inaccurate demand figure.

Of the 65 respondents who expressed an interest within the 2 year time period, 50 indicated they expect to pay market rents. Five of the remaining 15 who had indicated a probable need for assistance were found to be in serious need. Of the other 10 respondents who were found not to be in serious need, 5 were willing to consider a market rent unit. Table 20 summarizes the overall need for rent-geared-to-income housing.

TABLE 20

RENT-GEARED-TO-INCOME ANALYSIS
SENIOR CITIZENS

Total Interest Immediately or in 2 years (11 tenants, 4 homeowners)	15
(a) Serious Need (5 tenants)	5
(b) Some, but not serious need	10
(c) From (b) those willing to accept market rent unit	5

At this point in the analysis, there is a need for 5 rent-geared-to-income and 55 market rent units.

As it has been the experience of the Ministry of Municipal Affairs and Housing that there is a lower propensity to move among homeowners, a discounting factor of 75% has been applied to this group. Table 21 presents the need following discounting.

TABLE 21

ADJUSTED SENIOR CITIZEN DEMAND

	RENT-GEARED-TO-INCOME		MARKET RENT	
	Owners	Tenants	Owners	Tenants
# of Respondents Expressing Interest and Need	0	5	30	25
Less: Homeowner Factor (75%)	0	N/A	22	N/A
	0	5	8	25
Total	5		33	

Based on the figures shown in Table 21, there is a need for 5 rent-geared-to-income and 33 market rent units.

Table 22 projects the need for rent-geared-to-income and market rent accommodation for the next twelve months. The incidence of need among the present senior citizen households is applied to the projected number of senior citizen households.

TABLE 22

PROJECTED DEMAND FOR RENT-GEARED-TO-INCOME AND MARKET RENT SENIOR CITIZEN ACCOMMODATION

	SERIOUS RGI	MARKET RENT
PRESENT NEED		
Total No. of respondents = 232		
Respondents considered in need	5	33
Respondents considered in need as % of 557 senior citizen households in 1983: Serious Need : 0.9% Market Rent : 5.9%		
PROJECTED NEED		
Estimated 571 Senior Citizen households by 1984		
Additional respondents projected to be in need: Serious Need : 0 Market Rent : 1		
Total demand to November 1984	5	34

When projected over a 12-month period, there is a demand for 5 rent-geared-to-income and 34 market rent senior citizen units.

d) Waiting List Analysis

The South Simcoe and Barrie Housing Authority maintains a waiting list of senior citizens who have applied for rent-geared-to-income housing in Alliston.

On June 22, 1983, an analysis of the 26 applications on file was undertaken by Ministry staff. These applicants were point-rated in a similar manner as in the questionnaire analysis. Table 23 summarizes the results.

TABLE 23

PROJECTED DEMAND FOR SENIOR CITIZEN RENT-GEARED-TO-INCOME ACCOMMODATION

Total Applications on File as of June 22, 1983	26
Projected to October 1984	
Flow of Applications* (1.66 x 12 months)	+20
Cancellations of Applications* (0.33 x 12 months)	-4
Applications on File	42
Number of Applicants in Need** (38.5%)	16
Turnover in Existing Units* (0.25 x 12 months)	-3
New Units Under Development	0
EXCESS DEMAND OVER SUPPLY	13

* Based on past experience of the South Simcoe and Barrie Housing Authority from July 1982 to June 1983.

** Actual proportion of existing waiting list exhibiting need as of June 22, 1983.

Accuracy: Considered to be statistically accurate to ± 10 percent.

e) Total Demand for Senior Citizen Units

The total need and demand for senior citizen units is determined through both the questionnaire survey analysis and the waiting list analysis.

TABLE 24

COMBINED SENIOR CITIZEN NEED AND DEMAND

	RGI	MARKET RENT
Questionnaire Analysis	5	34
Waiting List Analysis	13	N/A
Total	18	34

Based on the findings of the Assisted Housing Survey, there is a need for 16 to 20 rent-geared-to-income and a demand for 31 to 37 market rent senior citizen units in the Town of Alliston to November 1984.

F.5 Family Analysis

a) Area Assisted Family Housing

The only assisted family housing units available within 30 kilometers of Alliston are located in the City of Barrie, where the South Simcoe and Barrie Housing Authority has 103 Ontario Housing Corporation and 87 Rent Supplement units under management.

b) Questionnaire Survey Analysis

Approximately 400 questionnaires were mailed to tenant family households. A total of 80 were returned for a response rate of 20.0%. Table 25 summarizes the degree of interest in non-profit housing by type of unit and timing.

TABLE 25

LEVEL OF INTEREST BY UNIT PREFERENCE
FAMILIES

Degree of Interest	RGI	Market	Total No.	Total %
Total No. of Respondents			80	100.0
Less				
Not Interested			33	41.2
Insufficient Information/ Ineligible			8	10.0
Future Interest	5	6	11	13.8
Interest in 3-5 Years	0	0	0	0.0
Interest Immediately or within 2 years	23	5	28	35.0

Once again, only those respondents who indicated an interest within 2 years are taken into consideration in this analysis. Of the 28 interested respondents, 23 expressed a preference for rent-geared-to-income accommodation. These questionnaires were then evaluated using the Ministry's point-rating system to determine the level of need. As Table 26 indicates, 7 respondents were considered to be in serious need. Only 10 of the remaining 16 respondents stated a willingness to consider a market rent unit in lieu of rent-geared-to-income accommodation.

TABLE 26

RENT-GEARED-TO-INCOME ANALYSIS
FAMILIES

Total Interest Immediately or in 2 years	23
(a) Serious Need	7
(b) Some, but not serious need	16
(c) From (b) those willing to accept market rent unit	10

At this point in the analysis there is a current demand for 7 rent-geared-to-income and 15 market rent units.

All questionnaire respondents to the family survey were tenants; therefore, there is no need for discounting.

The current demand is projected for one year to reflect population increases that could translate into an increased demand for accommodation. This analysis is presented in Table 27.

TABLE 27

PROJECTED DEMAND FOR RENT-GEARED-TO-INCOME AND MARKET RENT FAMILY ACCOMMODATION

	SERIOUS RGI	MARKET RENT
PRESENT NEED		
Total No. of respondents = 80		
Respondents considered in need	7	15
Respondents considered in need as % of 1232 family households in 1983: Serious Need : 0.57%		
Market Rent : 1.22%		
PROJECTED NEED		
Estimated 1270 Family households by 1984		
Additional respondents projected to be in need: Serious Need : 0		
Market Rent : 0		
Total demand to November 1984	7	15

When projected over a 12-month period, there is no additional demand for assisted family housing.

Based on the findings of the Assisted Housing Survey, there is a need for 6 to 8 rent-geared-to-income and a demand for 14 to 16 market rent family units in the Town of Alliston to November 1984.

F.6 Total Need and Demand for Assisted Housing

Based on the Assisted Housing Survey, it has been determined that there is a need and demand for 16 to 20 rent-geared-to-income and 31 to 37 market rent units for senior citizens, and 6 to 8 rent-geared-to-income and 14 to 16 market rent units for families, to November 1984.

G. CONCLUSIONS

G.1 Identification of Issues

In order that both present and future housing needs of the Town of Alliston are met, specific consideration should be given to the following areas of concern:

a) Based on the Assisted Housing Survey, it has been determined that there is a need and demand for 16 to 20 rent-geared-to-income and 31 to 37 market rent senior citizen units, and 6 to 8 rent-geared-to-income and 14 to 16 market rent family units to November 1984.

b) In recent years, the senior citizen population has increased. Likewise, the average number of persons per household has decreased. This could indicate that there is a demand for dwelling units more suitable for smaller households and senior citizens.

c) Thirty-five percent of the current housing stock in the Town of Alliston was built prior to 1951. It may therefore be necessary to initiate additional rehabilitation efforts in order to keep older, more moderately priced housing on the market and in good condition.

d) At current mortgage interest rates of approximately 13%, an average family income of $31,400 per annum is sufficient to purchase a house in the $70,000 price range. The estimated price of a new home in Alliston ranges from $60,000 to $65,000. Therefore, at current mortgage interest rates, a new home is within the financial means of the average family.

e) Based on population and household projections, there could be an additional demand for 272 residential units to 1988. There appears to be an adequate number of lots in the existing plans of subdivision to meet the demand for single and semi-detached units to 1988. However, the municipality should encourage and facilitate proposals for other types of residential units, such as apartments and row units.

f) Many issues identified in this statement are based on projected population trends. Since many factors in the community impact on population trends, and therefore the future demand for housing, it is important to examine and monitor the changing housing market each year. This can be achieved by comparing population and household changes with the projections given in this report. In addition, the number of dwelling starts, demolitions and conversions should be monitored and compared with the best available population and household data.

G.2 Recommendations

It is recommended that the Town:

a) Consider the development of Socially Assisted Housing under one of the existing Federal or Provincial housing programs in order to satisfy the need and demand for senior citizen and family units identified in the Assisted Housing Survey.

b) Encourage the development of diversified housing stock, taking into account the needs of senior citizens and low-income families. Consideration should be given to the conversion of larger single family dwellings or vacant properties into multiple-family dwellings, as a method of expanding the rental accommodation in the Town and utilizing out-dated properties. Any conversion proposed should be required to maintain minimum property standards in order to preserve the quality of the housing stock.

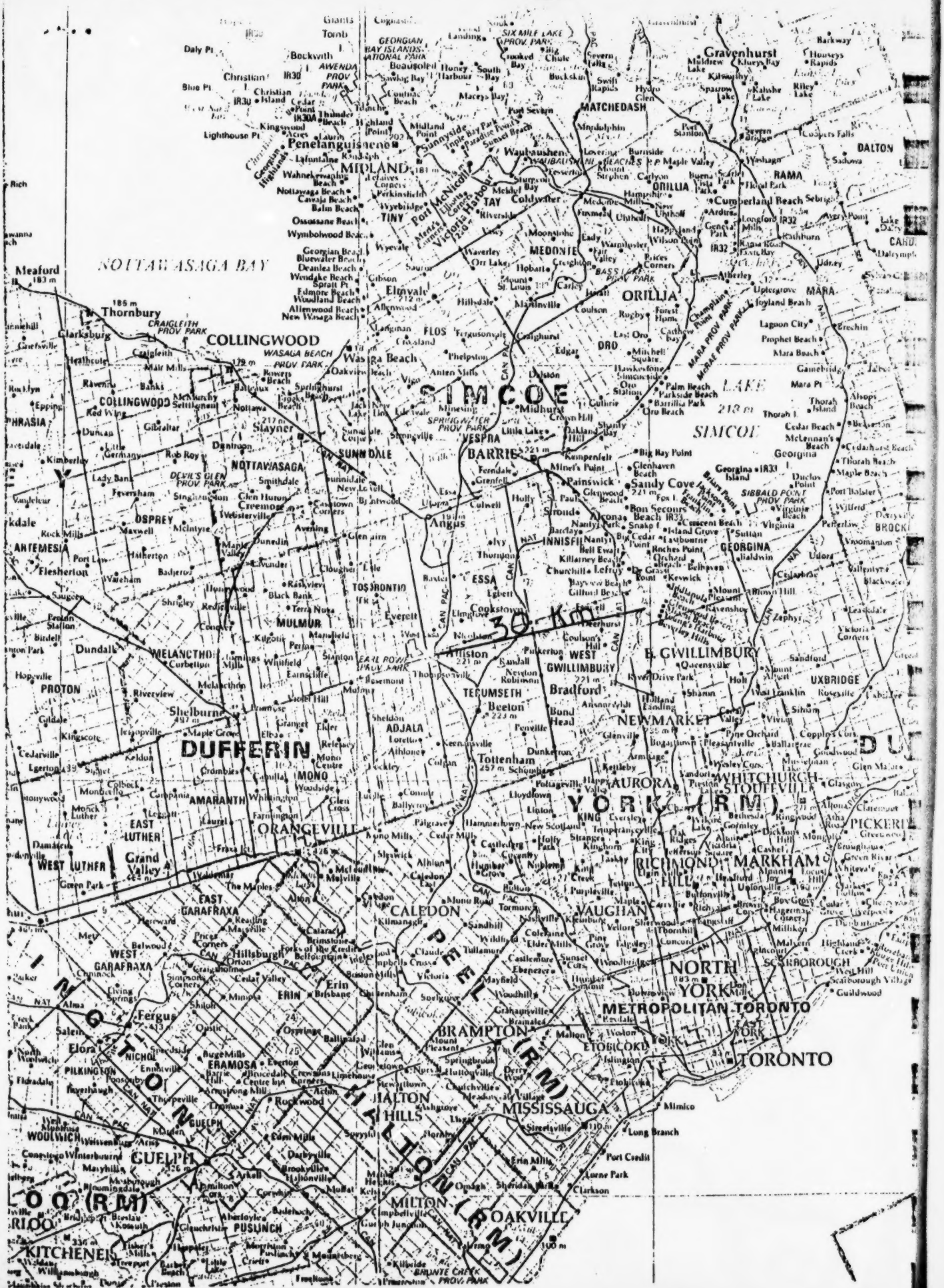
c) Encourage area builders to provide accommodation more suitable to the growing number of smaller households, and within the means of the average Alliston resident, utilizing innovative planning with emphasis given to insulation and energy efficiency.

d) Continue to encourage rehabilitation of the existing housing stock through the utilization of existing Federal and/or Provincial rehabilitation programs and private funds.

e) Closely monitor average family incomes and mortgage interest rates, in an attempt to ensure that homeownership remains within the financial means of the average family income.

f) Encourage private developers to develop new residential lots through subdivision activity, to meet the needs of the projected growth in population and household formation. Emphasis on continued cooperation with land-owners is encouraged in order to ensure reasonably priced lots.

g) Closely monitor the housing market in an attempt to plan sufficient and adequate housing and related services to meet the needs of the projected population.


NOTTAWASAGA BAY
SIMCOE
LAKE SIMCOE
COLLINGWOOD
WASAGA BEACH PROV PARK
CRAIGLEITH PROV PARK
SPRINGWATER PROV PARK
DEVIL'S GLEN PROV PARK
SIBBALD POINT PROV PARK
MARA PROV PARK
MCRAE PROV PARK
BASS LAKE PROV PARK
SIX MILE LAKE PROV PARK
GEORGIAN BAY ISLANDS NATIONAL PARK
AWENDA PROV PARK
MIDLAND
PENETANGUISHENE
ORILLIA
BARRIE
ESSA
INNISFIL
NOTTAWASAGA
SUNNIDALE
VESPRA
TAY
TINY
MEDONTE
FLOS
ORO
MARA
RAMA
GEORGINA
BROCK
UXBRIDGE
SCUGOG
DURHAM
DUFFERIN
MULMUR
MELANCTHON
SHELBURNE
AMARANTH
MONO
ADJALA
TOSORONTO
NEWMARKET
AURORA
WHITCHURCH-STOUFFVILLE
KING
YORK (RM)
RICHMOND HILL
MARKHAM
PICKERING
VAUGHAN
CALEDON
ORANGEVILLE
EAST LUTHER
WEST LUTHER
GRAND VALLEY
EAST GARAFRAXA
WEST GARAFRAXA
ERIN
FERGUS
ELORA
ERAMOSA
PILKINGTON
NICHOL
PUSLINCH
GUELPH
WOOLWICH
WELLINGTON
HALTON HILLS
HALTON (RM)
MILTON
OAKVILLE
BRAMPTON
MISSISSAUGA
ETOBICOKE
NORTH YORK
SCARBOROUGH
TORONTO
METROPOLITAN TORONTO
EAST YORK
CHINGUACOUSY
PEEL (RM)
INNISFIL
BRADFORD WEST GWILLIMBURY
E. GWILLIMBURY
TECUMSETH
ESSA
CLEARVIEW
COLLINGWOOD
STAYNER
CREEMORE
THORNBURY
CLARKSBURG
MEAFORD
ANGUS
BEETON
TOTTENHAM
ALLISTON
CAMPBELLVILLE
KITCHENER
WATERLOO (RM)
CAMBRIDGE
BRANTFORD
HAMILTON
DUNDAS
ANCASTER
GLANBROOK
STONEY CREEK
BURLINGTON
OSHAWA
WHITBY
AJAX
PICKERING
LAKE ONTARIO
30 Km
Georgian Bay
Lake Simcoe
Nottawasaga Bay
Lake Ontario